The New York Times

SE Metropolitan Desk; SECTMB

HD **In The City, Steps to Rebuild and Prepare**

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WC 5,413 words

PD 30 October 2022

SN The New York Times

SC NYTF

ED Late Edition - Final

PG 8

LA English

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Hurricane Sandy woke up New York City to an existential crisis. It made clear that climate change -- rising seas, more powerful storms and extreme heat spurred by burning fossil fuels -- is no abstract idea to a city built on islands and swamps. Leaders promised bold action: not just to repair the damage, but to reshape New York to thrive in a chaotic climate.

A decade later, we are only just beginning to act, and the path forward is murky. The metropolitan area has seen billions of dollars committed to rebuilding and protecting hard-hit areas; sweeping new laws to cut emissions and build resiliency; a growing climate and environmental justice movement. Cutting-edge projects, like restoring wave-calming oyster beds and building ''living breakwaters,'' come with revived attention to the waterfronts that first made New York a great world city.

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But the verdict is clear: We have not done enough. We are not moving fast enough. We do not have a comprehensive plan or a clear route to one, despite energetic efforts from leaders, agencies and communities. So say scientists, urban planners, officials and front-line residents, in scores of interviews and hundreds of pages of government, academic and advocacy reports.

Dauntingly, no single solution can protect the whole city. Each neighborhood has its own topography, architecture, demographics; thus its own needs. So, trying to grasp the whole, the photographer Jade Doskow and I explored five areas, each grappling with its own set of challenges.

The good news: Everywhere was a ferment of experiments, collaborations, innovations. Everywhere were people who since Sandy have changed their lives: A home health aide turned environmental researcher. An ex-contractor monitoring marsh grass. Retirees who, to protect others, let wetlands reclaim the only homes they'd known. A security technician taking Fridays off to problem-solve a shared predicament with strangers from faraway neighborhoods. Can all their dynamism add up to a solution?

Wetlands, Walls, Whatever Works: Jamaica Bay

In the wilds of southern Queens, finding the right balance between natural and engineered solutions.

A central resiliency question demands attention on New York City's most magical commute, past seaside shacks, over seagrass, speeding above glassy water that seems close enough to touch -- the A train to Far

Rockaway. The tracks across Jamaica Bay hang so low that Sandy stopped the subways there for a full year.

Brett F. Branco usually drives over the causeway, stopping just north of Broad Channel, an island neighborhood in Queens pierced by canals like the teeth of a comb. There, he walks into the reedy marshes and tries to answer the big question, by measuring the elevation and stability of tidal mud flats around West Pond, a 45-acre nature refuge. How much, he wonders, should we fight the water, and how much should we welcome it?

A decade ago, Sandy breached the rim of land enclosing the pond, one of countless microhabitats that make the bay a centerpiece of urban biodiversity; last year, the Jamaica Bay Conservancy restored the shoreline with sediment and thousands of native plants. Now Dr. Branco, director at the Science and Resilience Institute at Jamaica Bay, a Brooklyn College research center, wants to know how the rejuvenated wetland is reducing erosion.

The research is one of many efforts to test the ability of coastal ecosystems to protect themselves -- and humans -- from storms and rising seas. Behind it is a deeper question animating many adaptation debates, one that is technical, philosophical, and even emotional: Do we try to tame the elements, building walls, gates and berms? Or do we interact with them, creating or restoring natural shorelines that absorb water, adapting structures that can accommodate its flows and moving those that cannot?

Dr. Branco rejects a black-and-white answer. To a growing cadre of scientists and designers, the answer is a mix, determined by ''hyperlocal conditions'': each place's shape and ecology, as well as the needs of people who live there.

''Pitting our engineering prowess against nature is a constant battle and can't solve the whole thing,'' Dr. Branco said. ''As we protect human health and infrastructure, we also have an obligation to protect ecosystems and habitats, especially in New York City -- we're living on estuaries and marshes, our equivalent of rainforests.'' He added, ''We want to know if we can do both at the same time.''

Doing nothing is not an option. If sea levels rise six feet by 2100, the high-end estimate of the city's climate panel, most of the neighborhoods around the bay will be inundated daily by high tide alone; future storms will only be worse.

In Jamaica Bay, the right balance can vary from block to block. This does not always align with the area's patchwork politics, tempting as it might be to see ''nature based'' and ''engineered'' solutions as analogues to the left and the right.

James Hardat, 40, a research assistant, trudged through mud one recent morning with Dr. Branco, keeping an eye out for blue herons. He traded in his tile-work career after the Trump administration pulled out of the Paris climate accords.

Distraught, he wanted to make amends for his construction projects that wasted materials and helped heat the planet; he decided to study environmental science at Queens College and work on habitat restoration. But he has found allies in pro-Trump, S.U.V.-driving volunteers who join him in planting marsh grasses in their bayside neighborhoods.

''They were putting all that energy into protecting their area,'' he said.

FloodNet, a growing citywide sensor network that tracks real-time flood data, has energetic collaborators on streets plagued by tidal flooding, whether they fly thin-blue-line flags or Black Lives Matter banners. And in Broad Channel, Dr. Branco's mix of natural and built solutions is on display. Residents have welcomed hefty construction to raise streets and build bulkheads; they also pitch in to restore wetlands and build byways for turtles.

In the nearby enclave of Edgemere, on a promontory studded with weathered and collapsing bungalows, a single structure stands out like a fairy-tale cottage: a house with warm yellow stucco, a Trinidadian flag and a garden of marigolds. Cortnie Walker, a union ironworker, bought it in 2005, leaving Flatbush, Brooklyn, so his small daughter could play outside and he could walk by the water every day.

But since Sandy, Mr. Walker said, the place feels less like a neighborhood. Risks are starting to mar the rare, affordable beauty that has lured generations of middle-class homeowners to this urban seashore.

''People want to stay and be safe,'' he said, ''but they need a little more assistance.''

He wants to learn more about an elaborate and expensive proposal by the Army Corps of Engineers to install bulkheads, flood walls and plantings in flood-prone neighborhoods. He hopes it can help.

The Walkers are lucky enough to have a second floor, where they rode out Sandy, but neighbors in bungalows were forced to climb onto their roofs. Many then moved away. Some rental properties became halfway houses; more were torn down or boarded up, some of them sold to the city in a buyout program to turn the land into a natural buffer. The Walkers would like to raise their boiler from the basement, but without new city incentives, the cost would be prohibitive.

Past the Walkers' porch, toward the water, grasses and salt-loving plants overflow from empty lots, their seed tops glowing in sunset light. It is a place Dr. Branco thinks about frequently.

''All those phragmites and goldenrod, these are the boundaries between the water and the land,'' he said. ''Maybe this is nature telling us where they should be.''

Managed Retreat: East Shore of Staten Island

Staten Islanders saw what others refuse to: Surrender can be victory.

What does a coastal community need after a natural disaster? Maybe it needs wildflowers and geese, fields of vegetation and wide-open spaces, where foxes and deer roam. Maybe it doesn't need houses at all. Maybe it needs more destruction.

In the Staten Island hamlets of Oakwood Beach, Ocean Breeze and Midland Beach, on the island's southeastern shore, Sandy arrived as a 14-foot storm surge that ravaged blocks of tidy bungalows and small apartment buildings. These were modest communities where families tended to remain for generations, lured by the beach lifestyle and willing to overlook the floodwaters that regularly flowed over their low-lying lands.

Sandy was something different.

Whole blocks of houses were destroyed, and 24 people in Staten Island lost their lives, more than in any other borough. More than 5,000 residents applied for federal emergency assistance.

For many, it meant a reckoning: did it really make sense to keep restoring or rebuilding homes in lands that were so prone to flooding? The communities were originally built on wetlands as affordable housing on the city's fringes, replacing a natural buffer against rising seawater. Sandy made that development strategy seem no longer viable.

Instead of rebuilding, the state -- bolstered by federal funds -- adopted a strategy known as ''managed retreat,'' buying damaged homes for the purpose of destroying them and returning the land to a state of nature, to protect against the next storm surge. Unlike many emergency-response programs, the buyout strategy was initiated by homeowners in the area, who organized locally. ''That's a unique thing in a place like New York City, where people have issues with housing affordability,'' and may not be able to afford to move, said Tyler Taba, a senior manager for climate policy at the Waterfront Alliance, a coalition of activists, businesses and civic organizations that supported the plan. Residents had the option to stay if they chose.

As an incentive, the Governor's Office of Storm Management offered homeowners the pre-Sandy market value of their damaged properties, plus a sweetener of up to 15 percent.

It was an offer many residents found hard to resist. ''We were afraid the next storm would be even worse,'' said Danielle Mancuso, who was six months pregnant when Sandy hit. She and her family took the buyout and eventually bought a house in Goshen, N.Y., in the lower Hudson Valley. ''Getting as far away from the ocean as possible was very important to us,'' she said.

The state bought more than 500 homes, clearing most of them to return the land to nature. The most recent house was destroyed this May.

But a small group of residents did not want to leave, or could not, or thought that if they left, the neighborhood where they raised their children would ultimately pass to developers for luxury beachfront housing. So they stayed, leaving the communities semi-populated, with solitary homes dotting expanses of open land. Wild turkeys, which thrived in the new open spaces, outnumbered the human inhabitants. Public services like garbage pickup and road maintenance declined, and drivers never knew when their cars would get stuck in mud puddles or be damaged by potholes.

Of the residents who moved elsewhere in Staten Island, a significant share chose parts that were similarly vulnerable to flooding.

Housing advocates argue that responses to storm damage often follow the same contours as economic inequality. Buyout programs like Staten Island's tend to be offered to low-income areas, depleting their bonds of community. Wealthier areas, by contrast, get expensive remediation programs.

''It's a huge problem,'' said Mr. Taba of the Waterfront Alliance. ''When we think about relocating people, the conversation goes to the Rockaways, Coney Island, Staten Island. We don't hear it for the Financial District and the Lower East Side. We hear about billion dollar infrastructure resiliency programs. Where's the BIG U for Staten Island?'' he asked, referring to a 10-mile protective barrier proposed for the lower third of Manhattan. In areas of Long Island that suffered severe coastal damage in Sandy, the state buyout program got few takers; most people chose instead to rebuild.

And in Staten Island and other coastal wetland areas, the Sandy buyout should be just the beginning, said Greg Jacob, a senior policy analyst at the Nature Conservancy in New York.

''We need to start preparing the island now for the next big storm,'' Mr. Jacob said. ''We need to do these buyouts in a pre-emptive manner, not a reactive one, after the damage is done.'' JOHN LELAND

The D.I.Y. Response to Climate Change: Red Hook, Brooklyn

The neighborhood is a patchwork of homegrown and official projects that still are not finished.

Hurricane Sandy flooded nearly every block of Red Hook, a wind-battered lump of Brooklyn jutting into New York Harbor. The surge knocked out power and water at the Red Hook Houses, New York City's second-largest public-housing complex, and it deluged storefronts and townhouses along gentrifying Van Brunt Street.

Karen Dawn Blondel, an engineering assistant, watched water sweep into the Houses: ''A slow flush,'' as she put it, ''then panic.'' Like most of the other 6,000 tenants there, she would spend a month heating water on her gas stove to stay warm; to Joseph Gibson-Pitt, who was 14 when his neighborhood was submerged, Red Hook seemed to go ''back in time.'' Past Van Brunt, the main commercial street, the flood destroyed century-old houses, displacing homeowners like Tim Gilman-Sevcik, a creative director in advertising, and many of his other neighbors.

Ten years later, fighting for recovery and climate resiliency has become part of Red Hook's daily life, even its identity. Every year on Sandy's anniversary, neighbors march in the Barnacle Parade with homemade floats, and sometimes, placards demanding faster climate action. Construction sites and sandbags dot the streets. Resiliency is a neighborhood motto.

Take a Thursday in October: Middle-school students planted trees to catch rainwater and relieve heat, near workers laboring on a $550 million project to flood-proof the Houses, where Ms. Blondel now works on environmental-justice issues. Blocks away, her cousin taught high-school students to build sensors to track local air pollution. Off a nearby pier, Mr. Gibson-Pitt, now training to install solar panels, helped Mr. Gilman-Sevcik, who runs a resiliency organization, to build a kelp farm to experiment with aquatic plants as storm defense.

Social cohesion improves chances of survival and recovery, research shows. Yet one neighborhood's energy and initiative cannot undo racial and economic fissures carved by historical housing discrimination, environmental inequality and industrial decline. Nor can it tame what the comptroller's report, published this month, called ''the current fractured and ad hoc nature of resiliency planning.''

Today, it is unclear whether Red Hook will remain habitable -- although city officials insist that this is the plan -- or for how long. Many residents welcome two major flood protection projects, the long-awaited, federally funded Houses upgrade, and a city-run plan to protect low areas along Van Brunt and the waterfront. The plan envisions raised streets and walls topped with an extension of the Brooklyn Greenway bike path.

Yet few in Red Hook are confident that the neighborhood will get its due.

One result of the uncertainty: People trickle away, often those with the fewest choices, fraying Red Hook's fabric. In the immediate aftermath of the storm, there was an exodus of businesses, homeowners and renters who could not afford to front cash for repairs or wait out the slow, confusing process of the city's Build It Back program. One recent afternoon, German Moreno, 61, was preparing to leave his home of 20 years, in the Houses' Red Hook East section. He surveyed a bare expanse of dirt, tarps and construction tools, teeming with the unmistakable squeaks and rustles of rats.

The scene contrasts, at least for now, with the New York City Housing Authority's award-winning resiliency project, promising flood walls topped with grass, courtyards raised above level, like the utilities that have started moving into elevated sheds. When residents complain about slow progress and the removal of trees and playgrounds during a pandemic, housing officials blame federal delays and inevitable hassles. But after years of temporary boilers, noisy generators and constant construction -- plus a ''falling apart'' bathroom and ceiling and a dog exposed to constant rat poison -- Mr. Moreno is done waiting.

''I can't take it anymore,'' he said.

Red Hook's natural and political history set it up for disaster. It was mostly salt marsh in 1776; cannons fired from Fort Defiance repelled a British ship, letting revolutionaries fight another day. For a century, it was a major port, built on haphazard landfill. Irish and Italian dockworkers lived in the Red Hook Houses until container shipping moved their jobs to New Jersey. Black and Puerto Rican residents became the majority in a redlined, polluted transit desert, isolated by new highways, the Gowanus Canal and later, drug gangs.

Ms. Blondel moved there in 1982. She did not yet riff expertly about the risks of living near sea level, atop a fill of oyster shells and timber, less than 10 feet above groundwater, downhill from sewers, near a toxic canal that overflowed in heavy rain. She did complain, though, as she drafted blueprints and inspected buildings, about backlogged maintenance, mold-spawning leaks and cracks, lead paint, broken drains and sump pumps -- all problems that would make Sandy disproportionately harmful here. (By 2050, a quarter of the city's public housing will sit in expanding flood zones.)

In Sandy's first hours, with official responders overwhelmed, people helped each other stay safe, clean and fed. Red Hook neighbors -- from the Houses and the townhouses -- carried bottled water up dark stairs for the stranded. Restaurants on Van Brunt cooked for the neighborhood. Ikea, its newish, flood-proof building dry, offered aid centers, gave out furniture and ran free ferries. Jim McMahon, a local cartographer, gathered witness accounts and photos to make a map of the flood, a key reference document today.

There were dissonant notes. Mayor Michael R. Bloomberg came to celebrate the reopening of Fairway, the upscale grocery store, in December 2012, but he skipped the Houses, home to more than half of Red Hook. The Fine Fair, the supermarket more popular with those residents, never reopened. Eighty percent of Red Hook's first major grant, through a foundation, went to small businesses along Van Brunt, mostly boutiques and restaurants.

Red Hook's recovery, some researchers argued, spurred ''disaster gentrification,'' attracting buyers who could afford flood measures and high insurance rates. Mr. McMahon, the mapmaker, put it differently: hipsters and artisanal stores ''just exploded,'' he said. ''It's like people want to live in a flood zone. It's crazy -- what wake-up call?''

But common problems remained. The Houses' senior center took five years to reopen. The whole area waited nearly nine years for even temporary flood protection. It arrived in puzzling form: modest rows of four-foot sandbags, separated by large gaps to be closed in emergencies by deployable barriers. What would it have done during Sandy? Not much; the barriers are meant for smaller storms.

So what is being done for future climate events? The Red Hook Initiative, a local nonprofit, has trained more than 200 residents as ''local leaders'' to help guide neighbors through any new disaster, and set up a solar-powered Wi-Fi system for emergencies. And through the City University of New York, Ms. Blondel's cousin, Carolyn Ferguson, combines science, activism and career training to teach local students to monitor pollution from trucks in the area.

''Environmental justice,'' Ms. Ferguson said. ''It's for everybody.''

Big, Expensive Infrastructure: Lower Manhattan

If it's this hard to protect Wall Street, what about the rest of the city?

The storm surge was utterly indiscriminate in destroying neighborhoods. But the response from the city clearly showed its priorities. Within 48 hours after Sandy hit Lower Manhattan, with its iconic skyline and the financial engine of Wall Street, the New York Stock Exchange was up and running again. Across the river, many public housing residents in Red Hook waited close to a month for heat and electricity.

When the Sandy conversation turned from immediate recovery to future resilience, the focus landed again at the foot of Manhattan. Few doubted that Job No. 1 was to build a state-of-the-art new waterfront. New York, it was often said, would now show the world how to climate-proof a great city.

A global design competition ensued. Starchitects, young thinkers on the cutting edge of resiliency work, and global engineering firms pitched visions for different parts of the city. Of the winners, the most high-profile design, known as the BIG U, envisioned a necklace of flood barriers -- varying grassy berms and elegant promenades -- hugging the curves of Lower Manhattan. In conceptual drawings, they were pretty, and pleasant, and fun.

With consensus and marketing behind it, not to mention billions of dollars committed from city and federal coffers, you might assume that something like the BIG U had already been triumphantly unveiled, ahead of Sandy's 10th anniversary. You would be wrong.

This month, instead of basking in a ribbon cutting, the BIG U -- or rather, a segment of the string of projects it became in real life -- was cited as a kind of cautionary tale in the comptroller's report. Three times.

The reasons are at the heart of so many urban planning conflicts in New York, where every block of shoreline can be contested over personal, economic, historical, environmental, social-justice, cultural, health or other issues. And the city has more than 520 miles of coastline, in rich and poor areas alike.

But first, the citations: the chain of resiliency projects around Lower Manhattan, the successors to the BIG U concept, create the kind of "resource disparity" to be avoided. The one that is furthest along, the 2.4-mile stretch called East Side Coastal Resilience, by itself has $1.9 billion in committed capital funds, compared to zero in many neighborhoods. And it is far from done, having spent just 13 percent of that budget, with a use-it-or-lose-it deadline looming in 2025.

The report also offers up the East Side project, which reshapes the riverfront from East 25th Street down to the Lower East Side, aiming for a tricky balance of flood protection, parkland and waterfront access and felling 1,000 trees in East River Park along the way, as a "well documented" example of "complex community dynamics" that show "how challenging it can be to find consensus in practice."

That undoubtedly refers, with dry understatement, to repeated scenes of protesters chaining themselves to doomed trees.

As in most New York resiliency disputes, people on both sides seem to agree that there is an urgent climate crisis, but disagree, sometimes vehemently, on how to approach it.

That is the case again on another stretch of the U, which runs for several blocks in Battery Park City on the west side of Lower Manhattan. Some residents, like Britni Erez, 40, are fighting a $221 million-plus plan that would demolish another popular green space, Robert F. Wagner Jr. Park, and rebuild it about 10 feet higher, roughly 20 feet above sea level, while burying a flood wall underneath the lawns.

Ms. Erez said she and others against the plan are not climate deniers, but like East Side residents who fought the demolition of East River Park, they feel sure there must be an option that would be gentler on the park they love. They have help from Wagner Park's original designers, who have proposed an alternative plan to build a wall behind the lawns and gardens in the existing park. "We don't have much open space so every square foot of green space is important," Ms. Erez said. "It's New York City."

But officials with Battery Park City Authority, a state-run public-benefit corporation that oversees Wagner Park, have refused to delay their plan. They say they have looked at other options and addressed community concerns in six years of community meetings and assessments and come to a different decision.

"There are things that won't be the same as they were before, and many folks liked the way they were before," said Gwen Dawson, a vice president at the authority who said she sympathized with residents who are experiencing what is increasingly recognized as "climate grief."

As the comptroller's report notes, "conversations about neighborhood change are hard." But it counsels against dodging even the most "sensitive" issues, which the report took care to cloak in blandness, like "new waterfront infrastructure" (changing views, parks or beaches) and "climate migration" (having to leave your sinking home).

The comptroller argues for a citywide climate adaptation plan that creates a "clear framework" for assessing each neighborhood's risks and options holistically, considering all factors and levers from zoning changes to buyouts and relocation assistance.

The City Council passed just such a law last year, requiring City Hall to make just such a plan. But like the comptroller, the City Council has trouble making City Hall do things.

The Coming Drainage Crisis: Hollis, Queens

It's not only the coastline that's under threat. How heavy rains can turn deadly, anywhere in the city.

Nothing about Hollis says, "This is the kind of place where the rain might drown you in your basement." The neighborhood sits in the heart of Queens, nowhere near an ocean, a bay, or even a visible creek -- Sandy barely registered there, bringing wind and light rain but no floods -- and its sedate streets of closely packed single-family homes have not stopped broadcasting the borough's siren song for new New Yorkers looking for their first house.

This is what lured Ramrattie and Ragendra Shivprasad and their two young sons to Hollis in 1997, soon after immigrating from Guyana. They fell for the cozy little rows of houses, their triangle roofs just like a child would draw.

So committed were they to saving for a house there that they lived for a time on the dark underside of the picket-fenced neighborhood, in a windowless basement. When they finally bought their place on 183rd Street, and a man their son Amit knew from his after-school grocery job asked if his relatives, just arrived from Trinidad, could rent the basement, they jumped at the chance to ease their debts and help a family climbing the ladder behind them.

Only in hindsight did these arrangements strike them as unsafe. Basement apartments -- mostly illegal -- are a fact of life in much of Queens. City Hall estimates there are 50,000 across the city, often packed with large families or multiple roommates.

Then, last year, nine years into the city's attempt to grapple with Sandy's wake-up call, the climate crisis sent another. Downpours trailing Hurricane Ida dropped so much water, so quickly, that streets turned into lakes and rivers -- not in the waterfront neighborhoods devastated by Sandy but inland, on hillsides and in hollows where rainwater flows, gushes and collects.

Ida killed at least 16 people in New York, many of them in basement apartments across the city. Among them were Tara and Nick Ramskriet, who by then had lived in the Shivprasads' basement for 14 years.

Though the death and destruction was not on Sandy's scale, the unexpected ferocity of the floods was just as shocking. The revelation this time was that the mantra "prepare for the next Sandy" was a gross understatement. The city also had to worry about sudden downpours -- also intensified by the heating of the planet and a more regular occurrence than hurricanes -- which require a whole other set of complex, expensive fixes.

City and state agencies scrambled to work on new flood maps, emergency warning systems and proposals for drainage systems, porous streetscapes and rain gardens. As with Sandy, there was much to build on, a global playbook of resiliency ideas that combine built and natural infrastructure. Buried streams are being "daylighted," like Tibbetts Brook in the Bronx, to absorb more runoff. Playgrounds are being designed with reservoirs to store excess runoff. Storm drains are to be cleaned more regularly. Sewers are being expanded; in southeast Queens, where Hollis sits, the city was already working on a $2 billion drainage project.

But just as Sandy revealed the vulnerability of neglected public housing, Ida threw into relief the housing shortages that drive thousands of people to illegal basements -- and the backlog of localized flood problems in Hollis and elsewhere that residents had begged the city to address.

"They knew," Amit Shivprasad, now 40, said during a recent visit to the family house, which is still undergoing repairs. Over the years, he and his neighbors had called 311 repeatedly to report floods on their block.

They had been more prepared than most. In 2002, when the Shivprasads still lived in a nearby basement, a flood had destroyed most of their belongings. So in their new house, they had built plywood barriers that they slipped into their door frames when it rained.

But in Ida's flood, the weight and pressure of water was so strong it collapsed the house's foundation, filling the basement to the ceiling in what seemed like an instant, trapping the two tenants. Even the city's attempt to improve things may have worsened them: Workers installing bigger storm drains had left some grates covered with plastic, Amit said, to keep water out of the work area and protect equipment. This was a common-enough practice that Amit's father frequently went out with his machete before storms to slash the plastic so the water could drain.

But what did surprise the Shivprasads was the news brought by a Gothamist reporter: Their block was built over a pond, shown on a 1907 map. It had been filled in and forgotten; the area was not even designated as a flood zone. Other Ida deaths, too, happened in places with buried waterways.

A year later, Amit has a new calling. He has printed up T-shirts with the old map and the slogan, ''No one cares that we live on a pond.'' He takes off every Friday from his work as a security technician at Credit Suisse and works the phones. He pushes the city to reverse its decision not to pay any claims for damages from the floods, arguing that officials should never have allowed the neighborhood to be built, and that the city should buy out residents and turn the block back into a pond -- the same conversation taking place in areas, like much of Staten Island's East Shore, devastated by Sandy.

''We'd take it in a heartbeat,'' Amit said, adding that while there are still people willing to buy on his block, he doesn't want another family of migrants to ''work, work, work, work, work'' to buy a dream house in a place where it maybe should not be. ''I don't want this to happen to anyone,'' he said.

ART In Red Hook, Karen Dawn Blondel, above left, works on environmental-justice issues. Jim McMahon, above, a cartographer, made a map of the flood that is now a key reference document. (MB8); Hurricane Sandy knocked out power and water for the 6,000 residents of the Red Hook Houses, which are now undergoing flood-proofing at a cost of $550 million. (MB8-MB9); Sea wall construction under the F.D.R. Drive near 23rd Street.; The East Side Coastal Resilience project, which will reshape a stretch of the riverfront, has $1.9 billion in committed capital funds, compared with zero in many neighborhoods. (MB9); In Oakwood Beach and other neighborhoods, the state bought damaged homes and cleared them. (MB10); South Beach, Staten Island. On the island's southeastern shore, Hurricane Sandy arrived as a 14-foot storm surge that ravaged blocks of bungalows and small apartment buildings. (MB10-MB11); Amit Shivprasad and his mother, Ramrattie Shivprasad, in front of their home, which flooded last year during Hurricane Ida.; Brett F. Branco, the executive director of the Science and Resilience Institute at Jamaica Bay, at the Jamaica Bay Wildlife Refuge. (PHOTOGRAPHS BY JADE DOSKOW FOR THE NEW YORK TIMES) (MB11) This article appeared in print on page MB8, MB9, MB10, MB11.

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AN Document NYTF000020221030eiau0005n

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